



ARIZONA MILITARY AIRPORTS REGIONAL COMPATIBILITY PROJECT

WESTERN MARICOPA COUNTY/LUKE AIR FORCE BASE

Project Update #2, July 15, 2002

The Western Maricopa County/Luke Air Force Base (AFB) component of the Regional Compatibility Project is an effort to identify permanent resolutions to land use compatibility issues around Luke AFB through collaborative effort and strong implementation. This update is one of a series that will be distributed throughout the project to keep stakeholders and other interested parties up-to-date on the effort's progress.

WEST VALLEY & LUKE REGIONAL LAND USE OPEN HOUSE

The West Valley & Luke Regional Land Use Open House has been scheduled for Saturday, September 14 from 10:00 a.m. to 1:00 p.m. at the Wigwam Resort in Litchfield Park, Arizona.

The Open House is organized as a collaborative environment where attendees are encouraged to be active participants. Project information gathered to date will be provided for review and comment. Input from the Open House will be critical as implementation strategies continue to develop. There will be a special area for children attending the Open House, and complementary refreshments and treats will be provided.

STAKEHOLDER MEETINGS

Over the past month, collaboration with stakeholders has occurred through a succession of meetings. The purpose of these meetings is to identify both issues and new ideas. The project team has met with, among others, the West Valley Planners, Luke West Valley Council, SunCor (the largest landowner in the accident potential zones), and Westmarc. Members of the project team have also attended and/or presented information to the Fighter Country Coalition, landowner meeting convened by Senator Darden Hamilton, and the Goodyear Agriculture and Open Space Preservation Subcommittee.

KEY ISSUES EXPRESSED TO DATE

Three primary concerns have been raised repeatedly:

- Safety impacts on the population (including land use compatibility issues; potential impacts in the area defined by S.B. 1525 as within the vicinity of an active military airport)
- Noise impacts on the population (including land use compatibility and noise mitigation, citizen complaints to the base)
- Protection of the base's mission and security of base infrastructure (including questions about the potential for a mission change and reasonable expectations for the life of the base)

Additional points expressed include airspace issues (including potential conflicts between military and commercial corridors), private property rights and compensation, economic impacts (including the threat of base closure and economic benefits to the local economy that have been overlooked by local communities), and training (including the need for realistic, year-round pilot training and the irreplaceable benefits of access to Goldwater Range) The full set of issues raised will be provided at the September Open House.

Some potential solutions to these issues have been raised by both stakeholders and the project team, including:

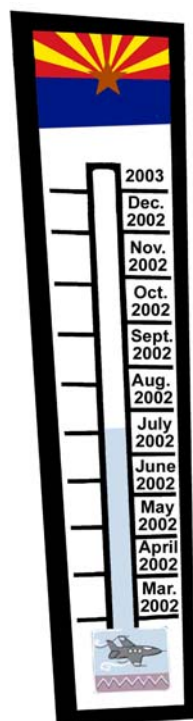
- Land Use (compensation; farmland preservation measures; better coordination among local land use plans and between commercial and military airports)
- Funding (for implementation strategies; i.e., purchase of development rights)
- Communication (among the FAA, State, regional, and local communities concerning aviation planning and programming at the State level).

LAND VALUE vs. LAND APPRAISAL

A fundamental question for resolving project issues is: if a portion of the impacted property is to be acquired, what is that property going to cost? Project team members from Economics Research Associates (ERA) are performing a planning level land valuation analysis to understand the aggregate land acquisition cost as part of the implementation program. Much of this valuation estimate will be based upon the opinions of appraisers currently active in the West Valley. This planning level land valuation estimate, however, should not be confused with a formal land “appraisal.” Appraisals are conducted in support of individual transactions at the time parcels are actually sold, exchanged or transferred. They are formal documents that need to be prepared in accordance to the Uniform Standards of Professional Appraisal Practice promulgated by the Appraisal Institute. Rather than appraising specific parcels, ERA will be estimating aggregate land value of the parcels to be acquired (if any) to understand one possible component of total implementation cost.

PROPOSITION 101 – STATE LAND EXCHANGES

Proposition 101 is Senate Concurrent Resolution 1004, passed by the Arizona Legislature in 2001 and referred to the November 2002 General Election Ballot. This ballot item has been identified as potential assistance to efforts to address project issues. Proposition 101, if passed by the voters, will allow the exchange of parcels of state trust lands for other public lands of equal or greater value for the purpose of preserving open space. Proposition 101 also provides the procedures, including public notice and comment requirements, for the approval and completion of proposed land exchanges.



Final Document

Draft Plan Document

Draft Alternatives & Implementation Strategies

West Valley & Luke Regional Land Use Open House

Data Collection & Issue Identification

PROJECT PROGRESS

At this time, continuing tasks include completing data collection efforts and map drafts for existing and planned land use, and the development of preliminary implementation tools and approaches. Collaboration with stakeholders also will continue; scheduled meetings include briefings to Brig. Gen. Breedlove of Luke AFB and the Fighter Country Coalition. The project team also will be focused on coordinating with West Valley jurisdictions to prepare for the September 14 Open House.

HOW TO PARTICIPATE IN THIS EFFORT

To find information, provide feedback, or ask questions, please visit the project web site via www.azcommerce.com, or contact Deb Sydenham, AICP, Director, Community Planning Office, Arizona Department of Commerce at (602) 280-8114 or debs@azcommerce.com.